

Relevant Information for Council

FILE: S122039 **DATE:** 7 December 2023

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 9.6 – Public Exhibition - Planning Proposal - Conservation Areas Review - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Background

Mapping

At Council's Transport, Heritage and Planning Committee meeting on Monday 4 December 2023, clarification was requested regarding the graphical representation of boundaries of heritage conservation areas in the maps at Appendix A1 – Sydney Local Environmental Plan 2012 Heritage and Height Maps.

As noted in the meeting, the hatched areas on the height of buildings maps indicate where mapped height of building controls are removed from small scale buildings in heritage conservation areas. Sites that retain a height control are shown by a solid colour and a letter corresponding to the maximum height. The existing boundaries of heritage conservation areas are outlined in solid red on these maps.

Proposed amendments to heritage conservation area boundaries are individually outlined and described at Attachment B to the subject report – Justification for Adjustments to the Conservation Area Boundaries.

Controls for neutral buildings

Following the Transport, Heritage and Planning Committee meeting on Monday 4 December 2023, additional information was requested regarding the treatment of neutral buildings in heritage conservation areas. Concern was raised regarding demolition of neutral buildings in Chippendale and new buildings changing the character of small intimate streets.

The draft DCP aims to ensure that development respects and conserves the heritage significance of heritage items and heritage conservation areas and allow only sympathetic infill development in heritage conservation areas.

The Heritage DCP 2006, now largely superseded, notes that there are “sharp contrasts in scale between large scale warehouses and low scale terrace houses that characterise Chippendale” and that infill development is to reinforce this character.

Defining neutral buildings

The heritage provisions of the draft DCP introduce two types of neutral buildings: those from a historic period significant to the conservation area and those that are not. The draft DCP defines neutral buildings as follows:

Neutral building means a building and/or site that makes a neutral contribution to the stated heritage significance of a heritage conservation area. These buildings or sites may have some contributing or detracting elements. Neutral buildings or sites are either:

- substantially altered buildings or sites from a significant historical period, where alterations are substantial and detract from significance; or
- sympathetic buildings and sites from a non-significant historical period that do not detract from the heritage significance of the heritage conservation area.

Replacement of some neutral buildings

Regarding demolition, the draft DCP enables potential demolition of neutral buildings not from a significant historical period if the demolition will not damage any significant buildings or elements required to be retained on adjoining properties. This is acceptable as these buildings are not from a significant historical period and do not contribute to the significance of the conservation area.

For neutral buildings from significant historic periods, the draft DCP requires development to conserve those buildings and maintain or enhance their contribution to the heritage significance of the conservation area.

Height of neutral buildings

The proposed changes to the height of building controls in heritage conservation areas will ensure that for small scale buildings, the height of building control will be 7.5m or the height of the existing building whichever is greater. For other buildings, such as warehouses or apartment buildings, no change is proposed to the maximum height of building control or height in storeys control. This is to generally retain the scale of small scale buildings and these areas.

Treatment of infill buildings

Section 3.9.7 Heritage conservation areas of the draft DCP strengthens heritage conservation provisions to ensure that infill development (i.e., new buildings in heritage conservation areas) is compatible with the surrounding built form and urban pattern.

The draft DCP requires all development in a heritage conservation area to address the heritage conservation area statement of significance and respond sympathetically to a range of design considerations including: significant subdivision patterns and layout; the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings; and the interface between the public domain and building alignments and property boundaries.

Prepared by: Rebecca Jacobs Senior Specialist Planner

Approved

A handwritten signature in black ink, appearing to read 'G. Jahn', is positioned to the right of the 'Approved' text.

GRAHAM JAHN AM

Director City Planning, Development and
Transport